

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 11, 2018**

1. **APPLICATION:** **Z17-044**
 Location: **6500 TUSSING ROAD (43230)**, being 34.0± acres located on the north side of Tussing Road, 900± feet east of Brice Road (010-007362, 010-200001, & 010-238624; Far East Area Commission).

 Existing Zoning: CPD, Commercial Planned Development District.
 Request: L-M, Limited Manufacturing District.
 Proposed Use: Warehouses with commercial outlots.
 Applicant(s): Benderson Development Co. LLC; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.

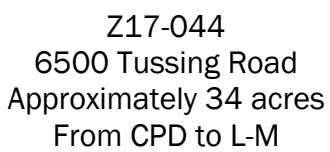
 Property Owner(s): 93 OHRPT LLC; 570 Delaware Avenue; Buffalo, NY 14202.
 Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

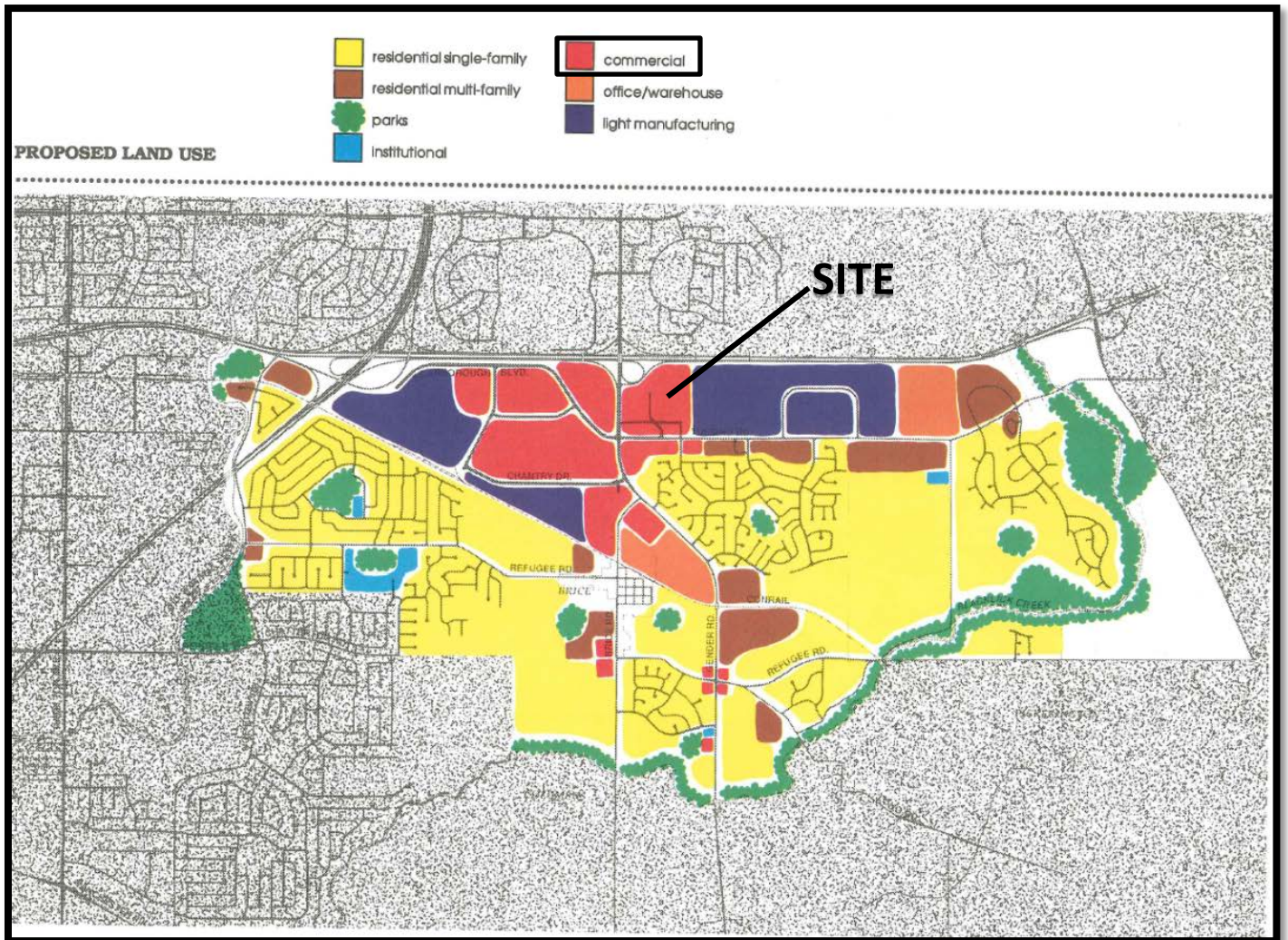
- This site is developed with a parking lot in the CPD, Commercial Planned Development District. The applicant is requesting the L-M, Limited Manufacturing District to allow for construction of four warehouses / flex space buildings.
- To the north of the site is Interstate 70. To the south are a parking lot and a fast-food establishment. To the east of the site is a vacant commercial building. To the west are office / warehouse buildings.
- The site is within the boundaries of the *Brice-Tussing Plan* (1990), which recommends “Commercial” land uses for this location.
- The site is located within the boundaries of the Far East Area Commission, whose recommendation is for approval.
- The Limitation text commits to less objectionable M, Manufacturing uses, specifically office warehouse uses, self-storage units, and related accessory uses. The text commits to a site plan and includes development standards addressing setback requirements, traffic access, buffering, and lighting.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested L-M, Limited Manufacturing District will allow construction of four warehouses / flex space buildings that are compatible with the density and development standards of adjacent manufacturing developments. Although the *Brice-Tussing Area Plan* recommends commercial uses at this site, more recent planning efforts including the *Brice-Tussing Market Study* (2015) and the currently underway *Far East Area Plan* view this area as having potential for light industrial, warehouse, or employment center activities.



Brice-Tussing Plan (1990)



Z17-044
6500 Tussing Road
Approximately 34 acres
From CPD to L-M



Z17-044
6500 Tussing Road
Approximately 34 acres
From CPD to L-M

LIMITATION TEXT

Property Location: 6500 Tussing Road, Columbus, Ohio 43068
Parcel No.: 010-007362; 010-200001; and 010-238624
Owner: 93 OHRPT LLC
Applicant: Benderson Development Company LLC
Proposed District: L-M - Limited Manufacturing
Date of Text: December 4, 2017
Application No.: Z17- 044

I. INTRODUCTION

The subject property consists of 34 +/- acres (the “Site”) located north of Tussing Road, south of I-70 and east of Brice Road. The property to the west and south of the Site is zoned CPD. The property to the east of the Site is zoned M-2.

The applicant proposes to rezone the Site to L-M to allow for the construction of four warehouse / flex space buildings.

II. PERMITTED USES

Those uses in Sections 3363.02 through 3363.08 inclusive, consisting of those less objectionable uses in the M-Manufacturing District under the Columbus City Zoning Code, shall be permitted. Specifically, office warehouse uses and self-storage units and related accessory uses will be permitted uses.

III. DEVELOPMENT STANDARDS:

A. DEVELOPMENT STANDARDS: Unless otherwise indicated in this text or Zoning Exhibit, the applicable development standards are contained in Chapter 3363, M-Manufacturing District of the Columbus City Code.

1. Density, Height, Lot and/or Setback Commitments

A. The minimum building and parking setback from all property lines shall be twenty-five (25) feet.

2. Access, Loading, Parking, and/or Other Traffic Related Commitments

A. The Site will utilize the three existing curb cuts on Tussing Road for access.

3. Buffering, Landscaping, Open Space and/or Screening Commitments

A. Two retention basins will be constructed along the east boundary of the site as shown on the site plan titled “Redevelopment of Consumer Square East Site Compliance / Zoning Clearance Plan” attached hereto as Exhibit A (the “Site Plan”).

4. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments

A. Pole lighting shall not exceed 25 feet in height.

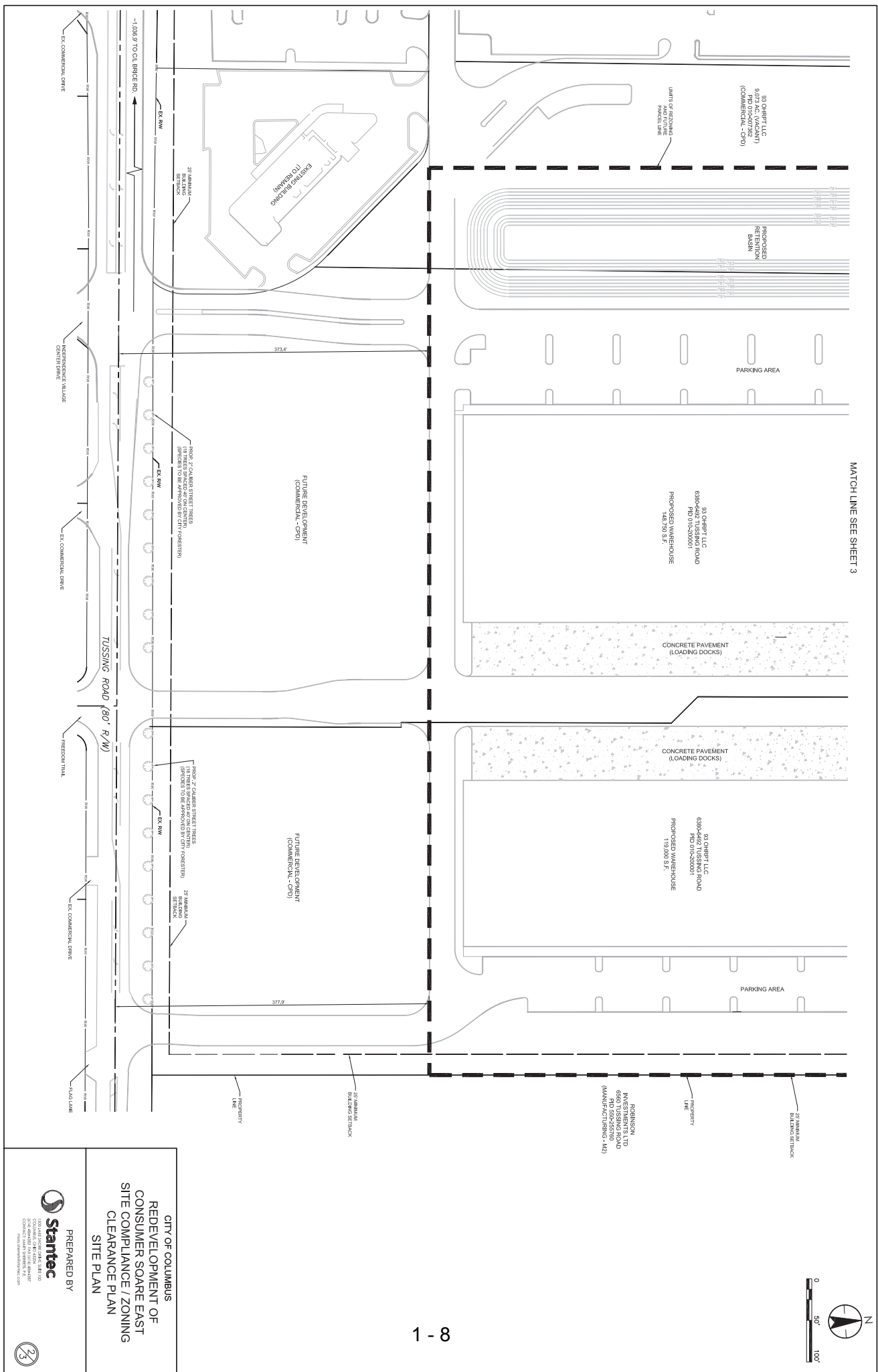
5. Miscellaneous

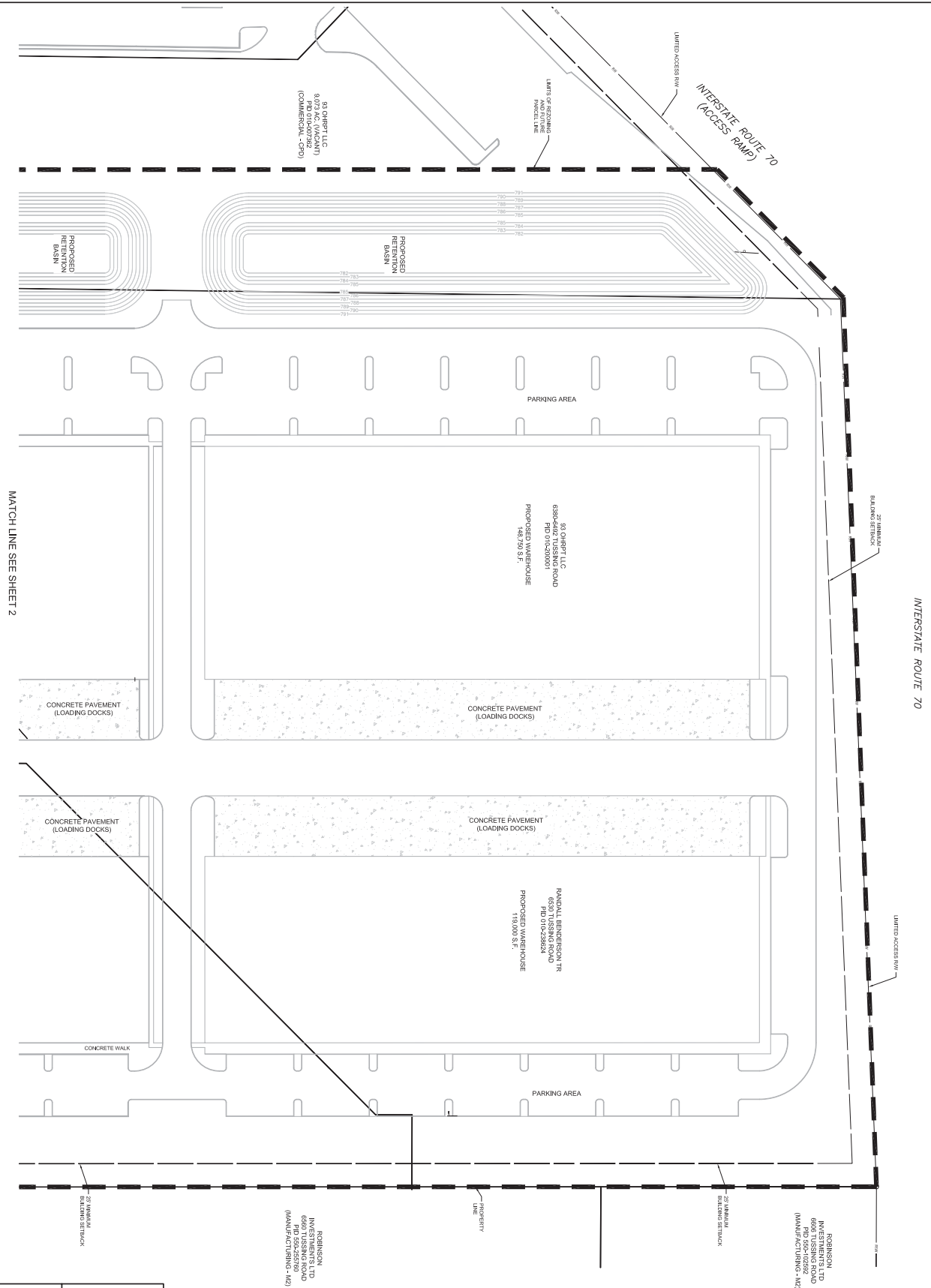
A. The developer shall comply with the park land dedication ordinance by contributing money to the City's Recreation and Parks Department.

B. The site shall be developed in general conformance with the submitted Site Plan attached hereto as Exhibit A. The plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any slight adjustment to the plans shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

The undersigned, being the owner and the applicant or other authorized representative, does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by the above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that she fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

Jill S. Tangeman, Esq.
Vorys, Sater, Seymour and Pease LLP
52 East Gay Street
Columbus, Ohio 43215
Phone: 614-464-5608
Fax: 614-719-4638
Email: jstangeman@vorys.com





Priebe, Kelsey R.

Subject: RE: Far East Area Commission Z17-044

From: Larry Marshall [<mailto:ldmarshall1965@yahoo.com>]

Sent: Wednesday, December 06, 2017 1:50 PM

To: Priebe, Kelsey R.

Cc: Jill Stemen Tangeman; Cedar Run; Steve Lindsay

Subject: Fw: RE: RE: Far East Area Commission Z17-044

This is to advise that application Z17-044 was presented to the far East Area Commission December 5, 2017 and approved as proposed

There were 10 Commissioners present presenting a quorum.

Votes were 10 approval with out contingencies as submitted and 0 against.

Larry Marshall
Zoning Chair
Far East Area Commission
2500 Park Crescent Dr
Columbus Ohio
614-619-3278